



Doc No **T02715113**

Certified, filed and/or recorded on
Oct 18, 2021 10:16 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Heather L. Bestler, County Auditor and Treasurer

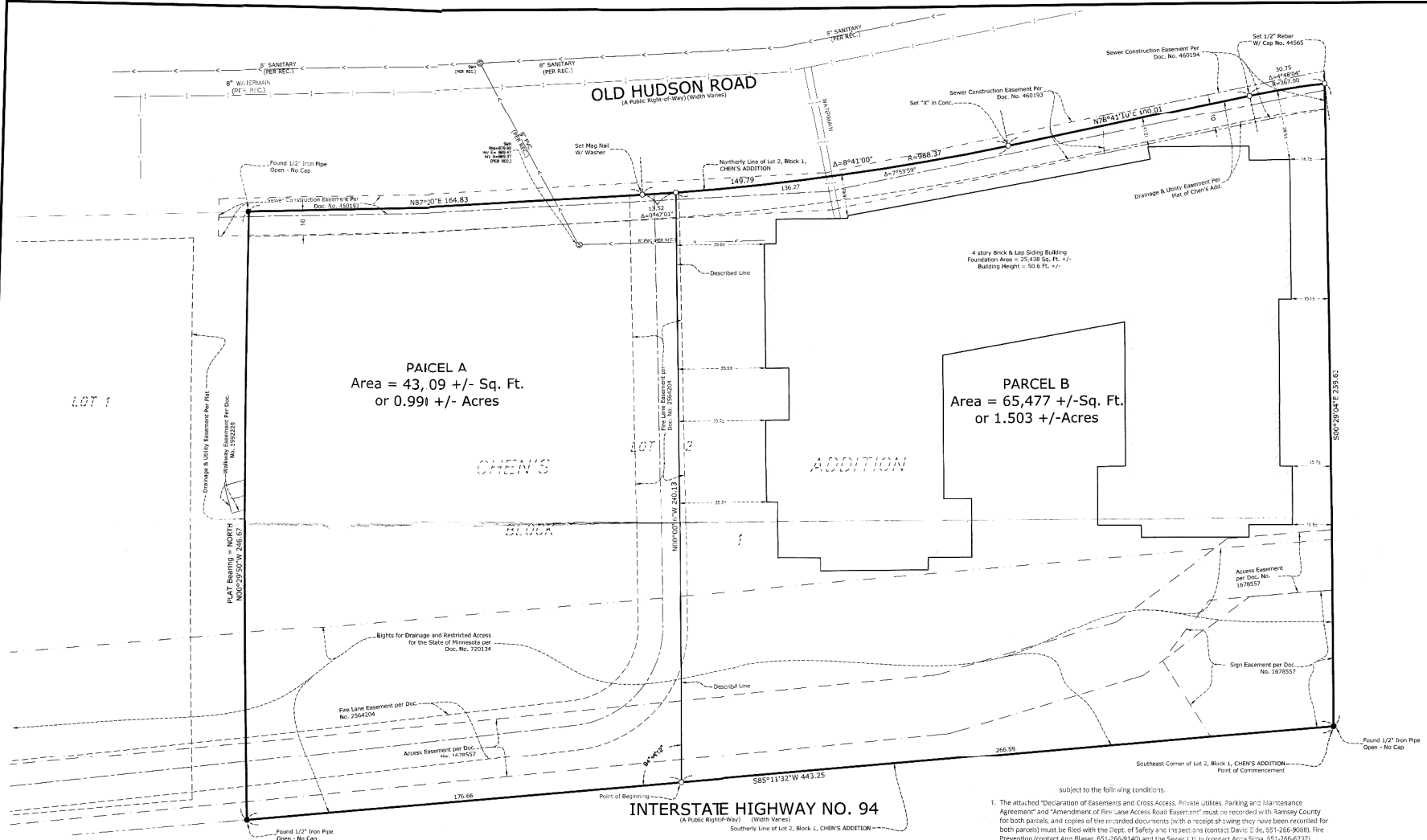
Deputy 403

Pkg ID 1483817C

Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs

613031



LOT 1

PARCEL A
Area = 43,09 +/- Sq. Ft.
or 0.991 +/- Acres

PARCEL B
Area = 65,477 +/- Sq. Ft.
or 1.503 +/- Acres

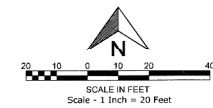
CHEN'S

ADDITION

BLOCK

INTERSTATE HIGHWAY NO. 94
(A Public Right-of-Way) (Width Varies)

subject to the following conditions:
1. The attached "Declaration of Easements and Cross Access, Private Utilities, Parking and Maintenance Agreement" and "Amendment of Fire Lane Access Road Easement" must be recorded with Ramsey County for both parcels, and copies of the recorded documents (with a receipt showing they have been recorded for both parcels) must be filed with the Dept. of Safety and Inspection (contact David Ede, 551-266-9088), Fire Prevention (contact Ann Blaser, 651-266-9140) and the Sewer Utility (contact Arca Sima, 551-266-6237).



Linetype & Symbol Legend

- PROPOSED LOT LINE
- EXISTING LOT LINE
- ADJACENT LOT LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- FOUND IRON MONUMENT
- SET 1/2" x 1/4" REBAR W/ Plastic Cap REF# 44565

- General Survey Notes**
- Bearings are based on the Ramsey County Coordinate System (NAD83 1986 Adjustment).
 - Site Address: 1880 Old Hudson Road, Saint Paul, Minnesota 55119.
 - The Gross land area is 108,586 +/- square feet or 2.493 +/- acres.
 - The Proposed land areas are listed as follows:
Parcel A: 43,109 +/- square feet or 0.990 +/- acres
Parcel B: 65,477 +/- square feet or 1.503 +/- acres
 - This exhibit contains and displays information based on an ALTA/NSPS Land Title Survey of the subject property, performed by Civil Site Group, and dated 3-23-2021. The proposed improvements shown herein are based on civil plans, prepared by Civil Site Group and dated 3-18-2021.



EXISTING PROPERTY DESCRIPTION
Lot 2, Block 1, CHEN'S ADDITION, Ramsey County, Minnesota. Together with the benefits contained in Declaration of Access Easements dated JANUARY 2, 2007, FILED JANUARY 12, 2007, as Document No. 1992230.

PROPOSED PROPERTY DESCRIPTIONS

Parcel A:
That part of Lot 2, Block 1, CHEN'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, lying westerly of the following described line:
Commencing at the southeast corner of said Lot 2; thence westerly along the westerly line thereof, a distance of 266.55 feet to the point of beginning of the line to be described; thence northerly, deflecting to the right, 84 degrees 48' 48" minutes 12 seconds, a distance of 240.13 feet to the northerly line of said Lot 2; and thence terminating.

Parcel B:
That part of Lot 2, Block 1, CHEN'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, lying easterly of the following described line:
Commencing at the southeast corner of said Lot 2; thence westerly along the westerly line thereof, a distance of 266.55 feet to the point of beginning of the line to be described; thence northerly, deflecting to the right, 84 degrees 48' 48" minutes 12 seconds, a distance of 240.13 feet to the northerly line of said Lot 2; and thence terminating.

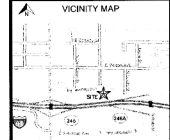
PROJECT
Old Hudson Road Apartments
Phase II

CLIENT
DJR Architecture, Inc.
333 Washington Avenue North, Suite 210, Minneapolis, MN 55401

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID LAWRENCE
DATE: 3-24-2021 LICENSE NO. 44565

QA/QC
FIELD CHECKED BY: SW
DRAWN BY: SW
REVIEWED BY: CJ
CHECKED BY:



REVISION SUMMARY	
DATE DESCRIPTION	BY
4-9-21 City Comments	SW

PROJECT NO. 2009
CERTIFICATE OF SURVEY
V1.0
©COPYRIGHT 2021 CIVIL SITE GROUP, INC.



July 28, 2021

Samir Abumayyaleh
 461 Maryland Avenue W #203
 Saint Paul, Minnesota 55117

RE: 1880 Old Hudson Road Lot Split – Zoning File #21-250-488 – Final Approval

Dear Mr. Abumayyaleh:

The proposed lot split shown on the certificate of survey by Rory Synsteliien, Civil Site Group, dated April 9, 2021, for 1880 Old Hudson Road (PIN 35-29-22-32-0087) is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the following conditions.

1. The attached "Declaration of Easements and Cross Access, Private Utilites, Parking and Maintenance Agreement" and "Amendment of Fire Lane Access Road Easement" must be recorded with Ramsey County for both parcels, and copies of the recorded documents (with a receipt showing they have been recorded for both parcels) must be filed with the Dept. of Safety and Inspections (contact David Eide, 651-266-9088), Fire Prevention (contact Ann Blaser, 651-266-9140) and the Sewer Utility (contact Anca Sima, 651-266-6237).

The Department of Public Works noted that the address for Parcel A (the westerly parcel) is 1870 Old Hudson Road, and the address for Parcle B (the easterly parcel) is 1880 Old Hudson Road.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split with Ramsey County.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed lot split, unless the Planning Adminstrator (at your request) has granted an extension not to exceed one year as provided in Zoning Code § 61.105. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in § 61.701.

If you have any questions, please contact me at (651) 266-6583 or paul.dubruiel@ci.stpaul.mn.us.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

Attachments: Declaration of Easements and Cross Access, Private Utilites, Parking and Maintenance Agreement
 Amendment of Fire Lane Access Road Easement

cc: Southeast Community Organization	Ann Blaser, Fire Prevention
Jim Brown, Dept. of Public Works	Anca Sima, Sewer Utility
David Eide, Dept. of Safety and Inspections	Rory Synsteliien, Civil Site Group